

Debtor 1 Hortense C. Tippet

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: EASTERN District of PA
(State)

Case number 24-11685-amc

Official Form 410S2

Notice of Postpetition Mortgage Fees, Expenses, and Charges 12/16

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any fees, expenses, and charges incurred after the bankruptcy filing that you assert are recoverable against the debtor or against the debtor's principal residence.

File this form as a supplement to your proof of claim. See Bankruptcy Rule 3002.1.

WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually
but solely as trustee for FINANCE OF AMERICA

Name of creditor: STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1 Court claim no. (if known): 2

Last 4 digits of any number you use to identify the debtor's account: 9648

Does this notice supplement a prior notice of postpetition fees, expenses, and charges?

☐ No

☒ Yes. Date of the last notice: 6 / 29 / 2024

Part 1: Itemize Postpetition Fees, Expenses, and Charges

Itemize the fees, expenses, and charges incurred on the debtor's mortgage account after the petition was filed. Do not include any escrow account disbursements or any amounts previously itemized in a notice filed in this case. If the court has previously approved an amount, indicate that approval in parentheses after the date the amount was incurred.

Description	Dates incurred	Amount
1. Late charges	_____	(1) \$ _____
2. Non-sufficient funds (NSF) fees	_____	(2) \$ _____
3. Attorney fees	_____	(3) \$ _____
4. Filing fees and court costs	_____	(4) \$ _____
5. Bankruptcy/Proof of claim fees	_____	(5) \$ _____
6. Appraisal/Broker's price opinion fees	_____	(6) \$ _____
7. Property inspection fees	_____	(7) \$ _____
8. Tax advances (non-escrow)	Tax Advance 12/9/2024 IUPPER DARBY SCHOOL DISTRICT and UPPER DARBY TOWNSHIP	(8) \$ <u>7,519.06</u>
9. Insurance advances (non-escrow)	Insurance Advance 12/09/24 for coverage period 11/13/24-11/13/25	(9) \$ <u>1,214.36</u>
10. Property preservation expenses. Specify: _____	_____	(10) \$ _____
11. Other. Specify: _____	_____	(11) \$ _____
12. Other. Specify: _____	_____	(12) \$ _____
13. Other. Specify: _____	_____	(13) \$ _____
14. Other. Specify: _____	_____	(14) \$ _____

The debtor or trustee may challenge whether the fees, expenses, and charges you listed are required to be paid.
See 11 U.S.C. § 1322(b)(5) and Bankruptcy Rule 3002.1.

Debtor 1 Hortense C. Tippet Case number (if known) 24-11685-amc
First Name Middle Name Last Name

Part 2: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

x /s/ Andrew M. Lubin Date 04/17/25
Signature

Print: Andrew M. Lubin Title Attorney for creditor
First Name Middle Name Last Name

Company McCabe, Weisberg & Conway, LLC

Address 1420 Walnut Street, Suite 1501
Number Street
Philadelphia, PA 19102
City State ZIP Code

Contact phone (215) 790 - 1010 Email ecfmail@mw-c-law.com

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re: Hortense C. Tippet

Debtor(s)

WILMINGTON SAVINGS FUND SOCIETY,
FSB, not individually but solely as trustee for
FINANCE OF AMERICA STRUCTURED
SECURITIES ACQUISITION TRUST 2019-
HB1, or its Successor or Assignee

Movant

vs.

Kenneth E. West, Trustee
Hortense C. Tippet

Respondent(s)

Chapter 13

Bankruptcy No. 24-11685-amc

**CERTIFICATION OF SERVICE OF NOTICE OF POSTPETITION MORTGAGE
FEES, EXPENSES, AND CHARGES**

I, Andrew M. Lubin, attorney for WILMINGTON SAVINGS FUND SOCIETY, FSB, not individually but solely as trustee for FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2019-HB1, hereby certify that I served a true and correct copy of the foregoing Notice of Postpetition Mortgage Fees, Expenses, and Charges, by United States Mail, first class, postage prepaid, and/or electronic means, upon the following:

Date Served: 04/17/25

Hortense C. Tippet
346 Congress Avenue
Lansdowne, Pennsylvania
19050

United States Trustee
Office of United States
Trustee
Robert N.C. Nix Federal
Building
900 Market Street
Suite 320
Philadelphia, PA 19107

Michael A. Cibik, Esquire
Cibik & Cataldo
1500 Walnut Street
Suite 900
Philadelphia, Pennsylvania
19102
Attorney for Debtor

Kenneth E. West
Office of the Chapter 13
Standing Trustee
190 N. Independence Mall
West
Suite 701
Philadelphia, Pennsylvania
19106
Trustee

/s/ Andrew M. Lubin

MARISA MYERS COHEN, ESQUIRE ID #87830

ANDREW M. LUBIN, ESQUIRE ID # 54297

Attorney for WILMINGTON SAVINGS FUND SOCIETY,

FSB, not individually but solely as trustee for FINANCE
OF AMERICA STRUCTURED SECURITIES
ACQUISITION TRUST 2019-HB1
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
Telephone: (215) 790-1010
Facsimile: (215) 790-1274
Email: ecfmail@mwc-law.com

LERETA

Reverse MTG Servicing Dept. - Mortgage
C/O LERETA-POMONA OPERATIONS
501 Corporate Center Drive
Pomona, CA 91768
(800) 537-3821

EastWest Bank

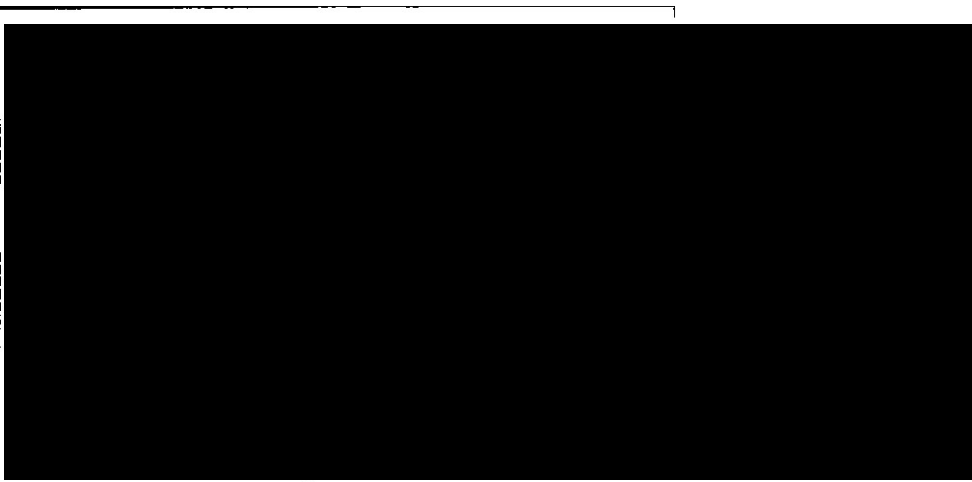
Date 12/9/2024 Pay Amount *****296.40*

Pay *TWO HUNDRED NINETY-SIX AND 40 / 100

UPPER DARBY TOWNSHIP
UPPER DARBY TOWNSHIP
100 GARRETT RD RM 102
UPPER DARBY, PA 19082

Rachel Patterson

Security features Details on back



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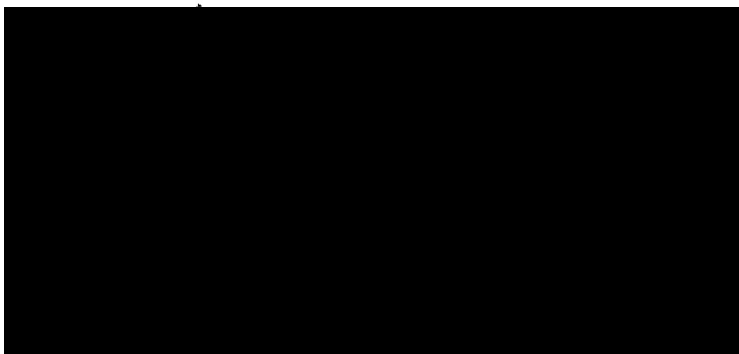
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LERETA
Reverse MTG Servicing Dept. - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona CA 91768
(800) 537-3821

EastWest Bank



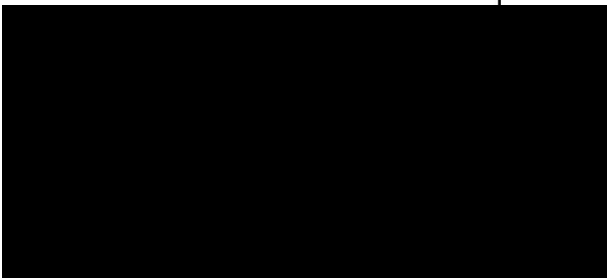
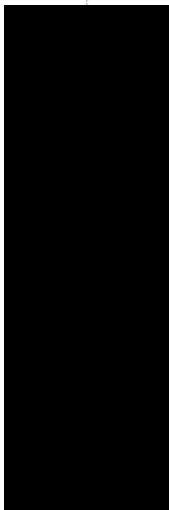
Date	12/9/2024	Pay Amount	*****387.15*
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Pay *THREE HUNDRED EIGHTY-SEVEN AND 15 / 100

UPPER DARBY SCHOOL DISTRICT
UPPER DARBY SD
PO BOX 13925
PHILADELPHIA, PA 19101

Rachael S. [Signature]





LERETA

Reverse MTG Servicing Dept - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona, CA 91768
(800) 637-3821

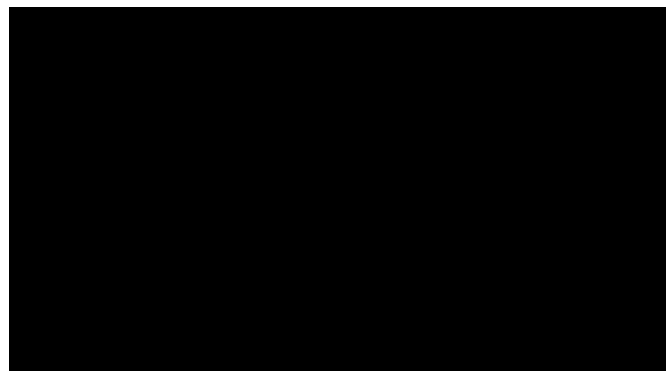
EastWest Bank

Date 12/9/2024 Pay Amount *****590 00*

Pay *FIVE HUNDRED NINETY AND XX / 100

UPPER DARBY TOWNSHIP
UPPER DARBY TOWNSHIP
100 GARRETT RD RM 102
UPPER DARBY, PA 19082

Rachel Patterson



LERETA

Reverse MTG Servicing Dept. - Mortgage
C/O LERETA-POMONA OPERATIONS
901 Corporate Center Drive
Pomona CA 91766
(800) 537-3821

EastWest Bank

Date 12/9/2024 Pay Amount *****2,374.01*

Pay *TWO THOUSAND THREE HUNDRED SEVENTY-FOUR AND 01 / 100

UPPER DARBY TOWNSHIP
UPPER DARBY TOWNSHIP
100 GARRETT RD RM 102
UPPER DARBY, PA 19082

Rachel Patterson

Security features Details on back

Remotely Captured
FOR DEPOSIT ONLY
Santander Bank N.A.
211475039

☐ CHECK HERE AFTER MOBILE OR E-DEPOSIT

DATE _____

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE *

101475039

101475039

101475039

101475039

101475039

LERETA-
Reverse MTG Servicing Dept - Mortgage
CO : ERETA-POMONA OPERATIONS
801 Commerce Center Drive
Pomona, CA 91768
(800) 537-3921

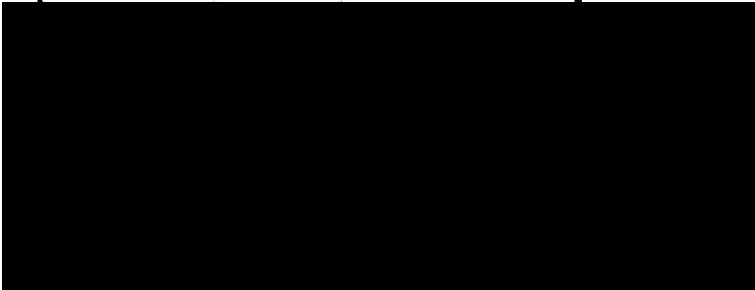
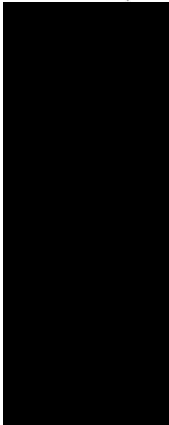
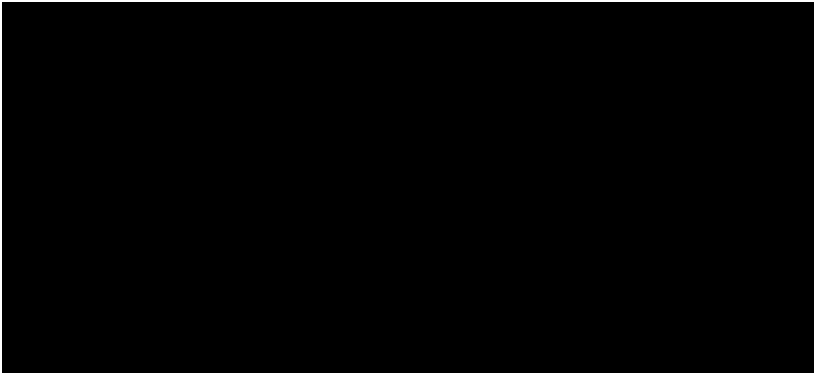
EastWest Bank

Date	Pay Amount
12/9/2024	*****3,871.50*

Pay *THREE THOUSAND EIGHT HUNDRED SEVENTY-ONE AND 50 / 100

UPPER DARBY SCHOOL DISTRICT
UPPER DARBY SD
PO BOX 13925
PHILADELPHIA, PA 19101

Patricia Robinson



REAL ESTATE, SEWER & RUBBISH CERTIFICATIONS

100 Garrett Rd Rm 102
Upper Darby, PA 19082
Phone: 610-734-7603

TIPPETT HORTENSE C
346 CONGRESS AVE
LANSDOWNE, PA 19050
MARCH FIGURES

03/07/2025

Property Address: 346 CONGRESS AVE

FOLIO	OWNER	ASSESSMENT	SEWER	TRASH
	TIPPETT HORTENSE C		1	1

REAL ESTATE TAX PAYMENT BREAK DOWN FOR THE PAST 5 YEARS ARE AS FOLLOWS:

YEAR	BALANCE	PAID	DATE PAID
2025	2,326.53	RE TAX due by	3-31-2025
2024	PAID	2,611.41	12/17/2024
2023	PAID	2,238.57	03/23/2023
2022	PAID	2,180.50	03/21/2022
2021	PAID	2,180.50	

SEWER AND TRASH BALANCES ARE AS FOLLOWS:

YEAR	DESCRIPTION	UNITS	BALANCE	PAID	DATE PAID	LIEN #
2025	SEWER	1	280.00	0.00		
2025	TRASH 2025	1	325.00	0.00		
2023	SEWER	1	286.00	0.00		
2023	TRASH	1	330.00	0.00		
2022	SEWER	1	269.50	0.00		
2022	TRASH	1	308.00	0.00		
TOTALS:						
SEWER						
TRASH						

Handwritten notes: 2025, P, \$60500 due by 5-31-2025, Contact Forthoff Law

Tax Certification prepared for:

Hereta

emailed and/or faxed to:

mail return envelope provided

\$25.00

Tax Certification

Tax Type: SCHOOL RE
School District: UPPER DARBY SCHOOL DISTRICT
Township: UPPER DARBY TOWNSHIP

UPPER DARBY SCHOOL DISTRICT
8201 LANSOWNE AVE
UPPER DARBY, PA 19082

NAME: TIPPETT HORTENSE C
PROPERTY LOC: 346 CONGRESS AVE
MAILING LOC: 346 CONGRESS AVE
LANSOWNE PA 19050

PIN NUMBER: [REDACTED]
PROPERTY #: N/A
ASSESSMENT: 169,330

BILL INFORMATION

TAX YEAR	BILL DATE	TERM	BILL #	ITEM DESC	DISCOUNT	FLAT	PENALTY	DATE	AMOUNT	BILL STATUS
2024/2025	07/01/2024	12	123907		\$3,794.07	\$3,871.50	\$4,258.65	01/27/2025	\$4,258.65	BILL IS PAID IN FULL
TAX RELIEF: 510.10										
2023/2024	07/01/2023	12	15730		\$3,748.34	\$3,824.84	\$4,207.32	08/29/2023	\$3,748.34	BILL IS PAID IN FULL
TAX RELIEF: 429.14										
2022/2023	07/01/2022	12	15726		\$3,702.99	\$3,778.56	\$4,156.42	08/29/2022	\$3,702.99	BILL IS PAID IN FULL
TAX RELIEF: 433.30										
2021/2022	07/01/2021	12	15728		\$3,743.92	\$3,820.33	\$4,202.36	08/24/2021	\$1,273.45	LIEN ON BALANCE/ CONTACT TAX CLAIM, 610-891-4282
TAX RELIEF: 349.83										

COMMENTS:

This is to certify that the information listed above is an accurate statement of the school real estate taxes assessed and payments recorded during the tax years indicated, for the parcel of real estate identified herein.

School tax due dates: Discount 8/31, Flat 10/31 and Penalty 1/31. This tax certification is not to be considered a school tax bill to be used for payment.

THE 2024 SCHOOL TAXES BILLS WERE MAILED OUT ON 7/1/2024. All tax payments must include a current school tax bill. The school tax payment and bill are to be mailed to the address listed on the bill: PO Box 13925, Philadelphia, PA 19101. School tax payments are not to be sent to any administrative office of the Upper Darby School District. Tax certifications are not considered bills.

CERTIFICATION FEE: \$ 35.00

CERTIFIED BY: 